



FIRM REGISTRATION NO. 10156700

P.O. BOX 3344, LAKE JACKSON, TEXAS. 77566 (979) 299-3373

Surveying & Mapping, LLC



**FORT VELASCO DRIVE**  
(PER PLAT WEST 12TH STREET)  
(70' R.O.W. VOL. 32, PG. 28, D.R.B.C.)

**TEXAS STREET**  
(PER PLAT WEST 11TH STREET)  
(70' R.O.W. VOL. 32, PG. 28, D.R.B.C.)

**ALLEY**  
(20' R.O.W. VOL. 32, PG. 28, D.R.B.C.)

N 49° 10' 00" W  
49.00'

FOUND 1" IRON PIPE

**LOT 16**

N 40° 50' 00" E - 140.00'

**BLOCK 554**

**LOT 14**

85.8'

**VISIBILITY EASEMENT AREA**

10.0'

6.5'

2.8'

**OUTSIDE**

S 40° 50' 00" W - 140.00'

**LOT 12**

1-STOREY RESIDENCE ON PILINGS W/ENC. BELOW

32.3

7.8

18.7

14.2

8.0

16.5

5.9'



LOT 14, BLOCK 554  
**SURFSIDE TOWNSITE**

COMMUNITY NO: 481266 PANEL NO: 0785 SUFFIX: L ZONE: VE BASE: 12' MAP REVISED: 5/4/92

I have consulted the HUD-FIA Flood Hazard Boundary Map in the above described property and it IS in a designated flood hazard area. The plat hereon is a true, correct and accurate representation of the property as determined by survey. The lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back and distances from property lines are as indicated. There are no encroachments, conflicts, or protrusions, except as shown.

NOTES:  
PROPERTY SUBJECT TO RECORDED, RESTRICTIONS, REGULATIONS, & ORDINANCES (IF ANY), INCLUDING THOSE IN THE CITY OF: SURFSIDE

1. BEARINGS ARE BASED ON THE NORTHEAST LINE OF LOTS 22 THRU 14, BEING S 49° 10' 00" E.
2. VISIBILITY EASEMENT PER C.C.F.N. 2003-025228, O.R.B.C.
3. SUBJECT TO AN EASEMENTS PER VOL. 730, PG. 455 D.R.B.C.

ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY: PATTEN TITLE COMPANY  
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE RECORDED MAP OR PLAT. G.F. NO. 9994-20-9644 DATED: 07/10/2020

ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED BY BUILDER BEFORE COMMENCING CONSTRUCTION.

PREPARED EXCLUSIVELY FOR: PATTEN TITLE COMPANY  
This is to certify that I have made an on the ground survey of the property located at:  
323 TEXAS STREET (AKA WEST ELEVENTH STREET) IN THE CITY OF SURFSIDE, TEXAS.  
Lot 14, in Block 554, SURFSIDE TOWNSITE, City of Freeport, Brazoria County, Texas, according to the recorded map or plat thereof in Volume 32, Page 28 of the Deed Records of Brazoria County, Texas.

Borrower(s): MRTXRE, LLC

Drawn by: BWB  
Job No.: 2020-0861  
Request: PATTEN TITLE  
Book No: PPO160  
Scale: 1" = 30'  
Date: 09/27/2020

LEGEND	
	ASPHALT
	CHAIN-LINK
	COVERED
	CONCRETE
	WOOD FENCE
	IRON FENCE
	CONTROLLING MONUMENT
	CORNER
	U.E. UTILITY EASEMENT
	A.E. AERIAL EASEMENT
	B.L. BUILDING LINE
	R.O.W. RIGHT-OF-WAY
	I.P. IRON PIPE
	FND. FOUND

George K. Lane, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6086